

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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November 23, 2004

FROM: **DAVID H. SLAUGHTER**, Director
Real Estate Services Department

ROBERT L. MCKERNAN, Director
Museum

SUBJECT: EXERCISE OPTION WITH REDLANDS FOOTLIGHTERS

RECOMMENDATION: Approve exercising the 25-year option in Lease Agreement No. 79-719 with the Redlands Footlighters (Footlighters) to extend the term through December 14, 2029 for parking for the Mission Asistencia (Asistencia) in Redlands.

BACKGROUND INFORMATION: On October 8, 1979, the Board approved a 25-year lease agreement, No. 79-719, with one 25-year option to extend for parking for Asistencia at 26930 Barton Road in Redlands. The original term of the lease was from December 15, 1979 to December 14, 2004. At that time, the Board approved leasing the lot contiguous to Asistencia, which is owned by the Footlighters, for parking because on-site parking was not available at Asistencia. The Footlighters, a local theatre group, also jointly share in the use of this lot. As a condition of the lease, the County agreed to pay for the cost to construct the parking lot, and to maintain it over the term of the lease.

The Museum requested RESD exercise the 25-year option to extend the term through December 14, 2029.

The terms of the lease are summarized as follows:

Lessor:	Redlands Footlighters (Claudia Lake, President)
Location:	1810 Barton Road in Redlands
Size:	1.2 acres of land, asphalt-paved and striped with 130 parking spaces
Term:	25 years commencing December 14, 2004
Options:	None remaining
Rent:	County pays a prorata share of the annual property taxes allocated to the land area of the Redlands Footlighters property

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Annual increases: Annual 2% property tax increase

Improvement Costs: None

Maintenance: Provided by County

Utilities: Provided by Landlord

Right to Terminate: County has the right to terminate with 120-days written notice

REVIEW AND APPROVAL BY OTHERS: This item has been reviewed by County Counsel (Rex Hinesley, Chief Deputy County Counsel, 387-5480) on October 26, 2004; Museum (Claudia Crees, Interim Deputy Director, 307-0748) on October 27, 2004; and the County Administrative Office [Daniel R. Kopp, (387-3828) and Tom Forster (387-4635), Administrative Analyst] on November 12, 2004.

FINANCIAL IMPACT: The total cost of this 25-year amendment is the allocated portion of the property taxes for the land that is billed by the Redlands Footlighters each year. In 2004-05 the County's share is estimated at \$500. Payment will be made from Rents budget (AAA RNT) and reimbursed from the Museum's budget (AAA CCM). Sufficient appropriations are included in the 2004-05 Rents and Museum budgets. Approval of this item will not result in local cost.

COST REDUCTION REVIEW: The County Administrative Office has reviewed this agenda item, concurs with the department's and RESD's proposal, and recommends this action based on the Museum's continuing need to provide parking for Asistencia visitors and events. Funding is anticipated to be available for the term of this lease extension. Consolidation of this space with other existing space has been explored and no feasible opportunity exists at this time. The lease can be terminated with 120-days notice.

SUPERVISORIAL DISTRICT(S): Third

PRESENTER: David H. Slaughter, Director, 387-7813

MR: 387-7836

mf: 387-7825